



COUNTY OF HUMBOLDT

AGENDA ITEM NO. **C18**

For the meeting of: July 24, 2018

Date: July 2, 2018

To: Board of Supervisors

From: Thomas K. Mattson, Public Works Director *Tom*

SUBJECT: Approval of Town of Scotia Subdivision, Phase 2, APN 205-351-031, Scotia

RECOMMENDATION(S): That the Board of Supervisors:

1. Accept and approve the subdivision map for filing with the County Recorder.
2. Accept the dedications to the County of Humboldt of Main Street, Bridge Street, B Street, First Street, Second Street and Third Street for public road purposes; accept the Public Utility Easement (PUE) for public utility and sidewalk easement for public use; accept Alley 2A, Alley 2B, Alley 3, Alley 4, Alley 5, Alley 6, Alley 7, Alley 8 and Parcels A, AH and AI for public utilities.
3. Direct the Clerk of the Board to sign the subdivision map on behalf of the Board of Supervisors and further certify to the vacation of portions those existing easements for public highways within Phase 2 of this subdivision, lying outside the areas dedicated by this map pursuant to section 66434(g) of the Government code. Reference is hereby made to the "Abandonment Note" on the subdivision map for particulars.
4. Authorize the Chair to execute the Conveyance and Agreement

Prepared by Ron Garton, County Surveyor

CAO Approval *E. Shmidt*

REVIEW: Auditor _____ County Counsel *JK* Human Resources _____ Other _____

TYPE OF ITEM:
 Consent
 Departmental
 Public Hearing
 Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor *Wilson* Seconded by Supervisor *Bass*
Ayes *Bass, Fennell, Sundberg, Bohn, Wilson*
Nays _____
Abstain _____
Absent _____

PREVIOUS ACTION/REFERRAL:

Board Order No. K-1a, D-8

Meeting of: 11/10/2009, 11/8/2016

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 7/24/18
By: *Kathy Hayes*
Kathy Hayes, Clerk of the Board

5. Direct the Clerk of the Board to transmit the subdivision map and the Conveyance and Agreement to the County Recorder.

SOURCE OF FUNDING: General Fund Land Use 1100-168

DISCUSSION: On November 10, 2009, the Planning Commission approved a tentative map for Town of Scotia Subdivision, being the subdivision of a four hundred and sixty-five (465) acre parcel into three hundred and forty (340) lots to be completed in several phases (FMS-05-001, APN 205-351-031). Also approved at that time were a General Plan Amendment and Zone Reclassification (GPA-05-01) and a Planned Development Permit (PDP-05-01). The subdivision is located in Humboldt County at Highway 101 and Main Street approximately two (2) miles south of Rio Dell. This map represents Phase 2, which is comprised of ninety-six (96) lots. Previously completed phases of Town of Scotia include:

Phase 1 (50 lots) filed November 15, 2016 in Book 25 of Maps, pages 54 through 65.

Pursuant to Government Code Section 66458(a), the subdivider, Town of Scotia, LLC, requests that the Board approve the second phase of the subdivision as complete and accept the subdivision map for filing with the County Recorder.

The Planning Division of the Planning & Building Department has required the subdivider to convey development rights to use garage lots for residential purposes until such time that the County of Humboldt has determined that residential use of garage lots is appropriate due to changed conditions. The subdivider has executed a Conveyance and Agreement for this purpose, which has been approved by the Planning Division.

The Planning Division has provided notice that all conditions of tentative map approval, other than those required by the Department of Public Works, have been satisfied.

The Department of Public Works has inspected and approved all subdivision improvements. All of the improvements have been constructed to the satisfaction of the department with the exception of certain pedestrian facilities. The subdivider has provided the county with security in the amount of \$58,000 for this work. The amount of security is 160 percent of the approved Engineers Cost Estimate pursuant to County Code Section 326-6. Once the department is satisfied with the construction of the pedestrian facilities, the security will be released to the subdivider.

The Department of Public Works and the Planning Division have determined that the subdivider has met all conditions of subdivision approval and within the required time limits.

The Tax Collector or his designee has signed the map indicating that all taxes have been paid or secured to his satisfaction.

Scotia Community Services District will maintain the following in Phase 2: storm drainage, sewer and water services; road maintenance for Alley 2A, Alley 2B, Alley 3, Alley 4, Alley 5, Alley 6, Alley 7 and Alley 8.

It is requested that the Board take the recommended actions.

FINANCIAL IMPACT: There is no impact to the general fund. No new roads are proposed to be brought into the County Maintained Road System.

This item conforms with the Board of Supervisors' Core Role of enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT Scotia Community Services District

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may determine that the map does not conform to all the requirements of the Subdivision Map Act and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder. By doing so the Board shall disapprove the map in accordance with Government Code Section 66458(a).

ATTACHMENTS:

- Subdivision Map (on file with the Clerk of the Board)
- Conveyance and Agreement

Informational note regarding subdivision map noted as attachment: For safekeeping the Land Use Division of Public Works will store the original of the map until approximately 3 working days prior to the Board meeting, at which time it will be transmitted to the Clerk of the Board. For any questions, contact Ron Garton at 268-3762 or Bob Bronkall at 445-7205.

Placeholder

Final Map

**(Pending. See preliminary copy
attached)**

OWNER'S STATEMENT

THAT THE UNDERSIGNED, BEING A PARTY HAVING A RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED BY THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND TO THE DEDICATION OF THE EASEMENTS FOR THE PURPOSES AS SHOWN HEREON...

TOWN OF SCOTIA COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATED

FRANK SHAW BACKI PRESIDENT TOWN OF SCOTIA COMPANY LLC

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA COUNTY OF HUMBOLDT

ON BEFORE ME,

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY

SIGNATURE MY COMMISSION EXPIRES

FURTHER SUBDIVISION NOTE

FURTHER SUBDIVISION OF THE LOTS CREATED BY THIS MAP MAY REQUIRE THE PERFORMANCE OF ADDITIONAL ON-SITE AND OFF-SITE IMPROVEMENTS TO THE ROAD CONNECTING THE SUBDIVISION TO THE COUNTY ROAD OR OTHER PUBLICLY MAINTAINED ROAD.

SURVEY NOTES

- I. THIS MAP ILLUSTRATES THE SUBDIVISION OF A PORTION OF PARCEL 4 OF BOOK 68 SURVEYS, PAGES 16 THROUGH 20 (SEE ALSO INSTRUMENT NO. 2010-24819-17). THIS IS PHASE 2 OF THE TOWN OF SCOTIA SUBDIVISION.
II. SEE SHEET 3 FOR BASIS OF BEARINGS NOTE.
III. GARAGE LOTS (IDENTIFIED AS <G.L.>) ARE CREATED FOR GARAGE PURPOSES ONLY AND ARE NOT CREATED FOR RESIDENTIAL PURPOSES.
IV. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET AND DECIMALS THEREOF.
V. GROSS AREAS SHOWN HEREON ARE THE ENTIRE LOT AREA. NET AREAS EXCLUDE ROAD EASEMENT AREAS.

TAX COLLECTOR'S CERTIFICATE

I, JOHN BARTHOLOMEW, TAX COLLECTOR OF HUMBOLDT COUNTY, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THAT THERE ARE NO TAX LIENS CURRENTLY DUE AGAINST THE LAND WITHIN THIS SUBDIVISION OR PARCEL DESCRIPTION DESCRIBED AS ASSESSOR'S PARCEL NO. 205-351-031, -033 & -034 FOR ANY UNPAID COUNTY TAXES OR SPECIAL ASSESSMENTS.

I FURTHER CERTIFY THAT TAXES OR ASSESSMENTS WHICH WILL BECOME A LIEN ON THE PROPERTY, BUT WHICH ARE NOT YET CURRENTLY DUE, ARE ESTIMATED AT \$ AND THAT A BOND IN THIS AMOUNT HAS BEEN COLLECTED AND DEPOSITED WITH THIS OFFICE ON BEHALF OF THE BOARD OF SUPERVISORS.

JOHN BARTHOLOMEW HUMBOLDT COUNTY TAX COLLECTOR

BY: DEPUTY DATE:

PRINT NAME

CLERK OF THE BOARD STATEMENT

I, KATHY HAYES, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE SAID BOARD OF SUPERVISORS AT A MEETING HELD ON 2018, AT WHICH A QUORUM WAS PRESENT, APPROVED THE SUBDIVISION MAP. SAID BOARD ACCEPTED THOSE PARCELS OF LAND AND EASEMENTS AS OFFERED FOR DEDICATION FOR THE USES SET FORTH ON THE ACCOMPANYING SUBDIVISION MAP IN CONFORMITY WITH THE TERMS AND DEDICATIONS SUMMARIZED AS FOLLOWS:

- MAIN STREET BRIDGE STREET B STREET FIRST STREET SECOND STREET THIRD STREET PUE (UTILITY EASEMENT ONLY) ALLEY 2A (PUBLIC UTILITY EASEMENT ONLY) ALLEY 2B (PUBLIC UTILITY EASEMENT ONLY) ALLEY 3 (PUBLIC UTILITY EASEMENT ONLY) ALLEY 4 (PUBLIC UTILITY EASEMENT ONLY) ALLEY 5 (PUBLIC UTILITY EASEMENT ONLY) ALLEY 6 (PUBLIC UTILITY EASEMENT ONLY) ALLEY 7 (PUBLIC UTILITY EASEMENT ONLY) ALLEY 8 (PUBLIC UTILITY EASEMENT ONLY) PARCEL A (PUBLIC UTILITY EASEMENT ONLY) PARCEL AH (PUBLIC UTILITY EASEMENT ONLY) PARCEL A1 (PUBLIC UTILITY EASEMENT ONLY)

SAID BOARD REJECTED THOSE PARCELS OF LAND AND EASEMENTS AS OFFERED FOR DEDICATION FOR THE USES SET FORTH ON THE ACCOMPANYING SUBDIVISION MAP SUMMARIZED AS FOLLOWS:

I FURTHER CERTIFY TO THE ABANDONMENT OF THE EASEMENTS AS DESCRIBED IN THE ABANDONMENT STATEMENT HEREON, BY THE FILING OF THIS MAP, PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.

KATHY HAYES CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY DATE:

PRINT NAME

NOTICE OF DEVELOPMENT PLAN

A NOTICE OF DEVELOPMENT PLAN FOR THE LOTS OF THIS SUBDIVISION HAS BEEN RECORDED. THE REFERENCED DOCUMENT IS ON FILE WITH THE HUMBOLDT COUNTY PLANNING DEPARTMENT UNDER FILE NO. APN 205-351-016, ET AL., CASE NO. FMS 05-01.

ABANDONMENT NOTE

PURSUANT TO SECTION 66434 (g) OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF EASEMENTS DESCRIBED IN EASEMENTS OF RECORD 3, 4 AND 6 HEREON WITHIN PHASE 2 LYING OUTSIDE OF THE AREAS DEDICATED BY THIS MAP ARE HEREBY VACATED.

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 2018 AT HUMBOLDT IN BOOK OF MAPS, AT PAGES HUMBOLDT COUNTY RECORDS AT THE REQUEST OF KELLY-O'HERN ASSOCIATES.

KELLY E. SANDERS HUMBOLDT COUNTY RECORDER

BY: DEPUTY

PRINT NAME

FEE:

INSTRUMENT NO.

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION, AS SHOWN, IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES OF THE COUNTY OF HUMBOLDT APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

RONALD C. GARTON PLS 7177 HUMBOLDT COUNTY SURVEYOR

DATED



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TOWN OF SCOTIA COMPANY, LLC ON JANUARY 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS, INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

MICHAEL J. O'HERN LS 4829

DATED



PRELIMINARY KELLY-O'HERN ASSOCIATES

BY TRACT NO.

TOWN OF SCOTIA SUBDIVISION PHASE 2

FOR TOWN OF SCOTIA COMPANY, LLC

IN SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY JUNE 2018

HUMBOLDT COUNTY STATE OF CALIFORNIA KELLY-O'HERN ASSOCIATES EUREKA, CALIFORNIA

EASEMENTS OF RECORD

THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS:

- 1 NOT USED
- 2 NOT USED
- 3 RIGHTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS ALL ESTABLISHED HIGHWAYS, SIDEWALKS, PARKING AREAS, PARKS AND ANY OTHER UNIMPROVED AREAS OF THE TOWN OF SCOTIA COMMONLY USED BY THE PUBLIC, INCLUDING BOTH RIGHTS OF WAYS DEEDED TO THE COUNTY OR STATE AND AREAS ESTABLISHED BUT NOT DEEDED OF RECORD. BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 4 RIGHTS OF WAY CONVEYED TO THE COUNTY OF HUMBOLDT FOR PUBLIC HIGHWAYS AND INCIDENTS THERETO, AS FOLLOWS:
 - A. BY DEED RECORDED APRIL 13, 1891 IN BOOK 38 OF DEEDS, PAGE 40.
 - B. BY DEED RECORDED NOVEMBER 25, 1890 IN BOOK 36 OF DEEDS, PAGE 265.
- 5 PUBLIC UTILITY EASEMENTS INCLUDING, BUT NOT LIMITED TO, POLE AND TOWER LINES AND INCIDENTS THERETO, AND UNDERGROUND WIRES, CONDUITS AND RELATED FACILITIES, AS CONVEYED BY THE FOLLOWING DEEDS:
 - A. DEED TO SUNSET TELEPHONE AND TELEPHONE COMPANY, RECORDED OCTOBER 4, 1906 IN BOOK 96 OF DEEDS, PAGE 248.
 - B. DEED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 8, 1965 IN BOOK 831, OFFICIAL RECORDS, PAGE 592.
- 6 RIGHTS OF WAY AND INCIDENTS THERETO FOR PUBLIC HIGHWAYS AS CONVEYED TO THE STATE OF CALIFORNIA BY THE FOLLOWING DEEDS:
 - A. DEED RECORDED AUGUST 1, 1918 IN BOOK 140 OF DEEDS, PAGE 50. BY AN INSTRUMENT RECORDED MARCH 23, 1920 IN BOOK 140 OF DEEDS, PAGE 481, CONDITIONS IN SAID DEED WERE RELEASED.
- 7 RELEASE AND RELINQUISHMENT OF ANY AND ALL ABUTTERS RIGHTS OF ACCESS AND WAIVER AND RELEASE FROM ANY AND ALL CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A HIGHWAY, ALL CONTAINED IN DEEDS TO THE STATE OF CALIFORNIA, CONVEYING LANDS TO BE USED FOR FREEWAY PURPOSES, WHICH DEEDS ARE AS FOLLOWS:
 - A. RECORDED: JUNE 5, 1972, BOOK 1140, PAGE 228, OF OFFICIAL RECORDS
- 8 RELEASE AND RELINQUISHMENT OF ANY AND ALL ABUTTERS RIGHTS OF ACCESS APPURTENANT TO CERTAIN PROPERTIES AS EXCEPTED IN DEEDS FROM THE STATE OF CALIFORNIA TO THE PACIFIC LUMBER COMPANY, WHICH DEEDS ARE AS FOLLOWS:
 - A. RECORDED: FEBRUARY 21, 1980, BOOK 1604, PAGE 513, OF OFFICIAL RECORDS
- 9 INSTRUMENT NO. 2008-14562-13 O.R. - UTILITY EASEMENT AGREEMENT - NOT SHOWN HEREON.
- 10 NOT USED
- 11 INSTRUMENT NO. 2008-18474-15 O.R. - EASEMENT AGREEMENT (ACCESS RIGHTS) - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 12 INSTRUMENT NO. 2010-22860-18 O.R. - COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL TOWN OF SCOTIA, LLC AND COUNTY OF HUMBOLDT - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
INSTRUMENT NO. 2013-5578-3 O.R. - QUITCLAIM AND PARTIAL RECONVEYANCE - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 13 NOTES, EASEMENTS, ENCUMBRANCES, SURVEY MATTERS AND ANY OTHER MATTERS SHOWN OR DISCLOSED BY THE RECORD OF SURVEY MAP REFERRED TO IN THE LEGAL DESCRIPTION HEREIN.
- 14 INSTRUMENT NO. 2010-24820-9 O.R. - NEIGHBOR EASEMENT - SHOWN HEREON.
- 15 INSTRUMENT NO. 2010-24822-103 O.R. - RECIPROCAL EASEMENT AGREEMENT - SHOWN HEREON.
- 16 INSTRUMENT NO. 2010-24823-128 O.R. - CONSENT TO EASEMENTS GRANTED UNDER RECIPROCAL EASEMENT AGREEMENT - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 17 NOT USED
- 18 INSTRUMENT NO. 2010-24834-26 O.R. - TRANSMISSION LINE AND SUBSTATION EASEMENT AGREEMENT - SHOWN HEREON.
- 19 INSTRUMENT NO. 2016-007157 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC BELL TELEPHONE COMPANY AND AT&T CALIFORNIA - SHOWN HEREON.
- 20 INSTRUMENT NO. 2016-024050 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
- 21 INSTRUMENT NO. 2016-025620 O.R. - EASEMENT FOR PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
- 22 INSTRUMENT NO. 2016-016143 O.R. - IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR DRAINAGE PURPOSES EXECUTED BY TOWN OF SCOTIA COMPANY, LLC, THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT
- 23 NOT USED

EASEMENTS CREATED BY THIS MAP

- ALLEY 2A - A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- ALLEY 2B - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- ALLEY 3 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- ALLEY 4 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- ALLEY 5 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- ALLEY 6 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- ALLEY 7 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- ALLEY 8 - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- PARCEL A - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- PARCEL B - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 103 OF THIS SUBDIVISION.
- PARCEL C - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 106 OF THIS SUBDIVISION.
- PARCEL D - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 109 OF THIS SUBDIVISION.
- PARCEL E - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 92 OF THIS SUBDIVISION.
- PARCEL F - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 91 OF THIS SUBDIVISION.
- PARCEL G - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 117 OF THIS SUBDIVISION.
- PARCEL H - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 115 OF THIS SUBDIVISION.
- PARCEL I - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 96 OF THIS SUBDIVISION.
- PARCEL J - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 242 OF THIS SUBDIVISION.
- PARCEL K - A 7 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- PARCEL L - A 6 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- PARCEL M - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 88 OF THIS SUBDIVISION.
- PARCEL N - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 224 OF THIS SUBDIVISION.
- PARCEL O - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 227 OF THIS SUBDIVISION.
- PARCEL P - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 214 OF THIS SUBDIVISION.
- PARCEL Q - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 215 OF THIS SUBDIVISION.
- PARCEL R - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 217 OF THIS SUBDIVISION.
- PARCEL S - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 207 OF THIS SUBDIVISION.
- PARCEL T - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 211 OF THIS SUBDIVISION.
- PARCEL U - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 203 OF THIS SUBDIVISION.
- PARCEL V - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 128 OF THIS SUBDIVISION.
- PARCEL W - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 126 OF THIS SUBDIVISION.
- PARCEL X - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 124 OF THIS SUBDIVISION.
- PARCEL Y - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 122 OF THIS SUBDIVISION.
- PARCEL Z - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 130 OF THIS SUBDIVISION.
- PARCEL AA - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 236 OF THIS SUBDIVISION.
- PARCEL AB - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 238 OF THIS SUBDIVISION.
- PARCEL AC - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND WATER LINES FOR THE BENEFIT OF LOT 240 OF THIS SUBDIVISION.
- PARCEL AD - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND STORM WATER DRAINAGE FOR THE BENEFIT OF LOT 230 OF THIS SUBDIVISION.
- PARCEL AE - A 40 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 242 OF THIS SUBDIVISION.
- PARCEL AF - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND STORM WATER DRAINAGE FOR THE BENEFIT OF LOT 104 OF THIS SUBDIVISION.

EASEMENTS CREATED BY THIS MAP

- PARCEL AG - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND STORM WATER DRAINAGE FOR THE BENEFIT OF LOT 104 OF THIS SUBDIVISION.
- PARCEL AH - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- PARCEL AI - A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF ALL LOTS IN PHASE 2 AND FUTURE PHASES OF THIS SUBDIVISION.
- PARCEL AJ - A 4 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 103 OF THIS SUBDIVISION.
- PARCEL AK - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 107 OF THIS SUBDIVISION.
- PARCEL AL - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 106 OF THIS SUBDIVISION.
- PARCEL AM - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 110 OF THIS SUBDIVISION.
- PARCEL AN - A 1.5 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 92 OF THIS SUBDIVISION.
- PARCEL AO - A 1.5 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 228 OF THIS SUBDIVISION.
- PARCEL AP - A 2 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 228 OF THIS SUBDIVISION.
- PARCEL AQ - A 1.25 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN ACCESS FOR THE BENEFIT OF LOT 230 OF THIS SUBDIVISION.

COUNTY DEDICATIONS

MAIN STREET, BRIDGE STREET, B STREET, FIRST STREET, SECOND STREET AND THIRD STREET LYING WITHIN THE LIMITS OF THIS MAP (PHASE 2) ARE HEREBY OFFERED FOR DEDICATION AS EASEMENTS TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC ROAD PURPOSES AND ALL PURPOSES INCIDENTAL THERETO.

A PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 2A AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 2B AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 3 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 4 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 5 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 6 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 7 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

ALLEY 8 AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PARCEL A AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PARCEL AH AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PARCEL AI AS SHOWN HEREON IS DEDICATED AS A PUBLIC UTILITY EASEMENT TO THE COUNTY OF HUMBOLDT AND SCOTIA COMMUNITY SERVICES DISTRICT FOR PUBLIC USE.

PRELIMINARY

KELLY O'HERN ASSOCIATES

TRACT NO. _____

TOWN OF SCOTIA SUBDIVISION

PHASE 2

FOR

TOWN OF SCOTIA COMPANY, LLC

IN

SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY O'HERN ASSOCIATES
EUREKA, CALIFORNIA



BASIS OF BEARINGS NOTE:
THE EAST LINE OF THE SOUTHEAST QUARTER
OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1
EAST, HUMBOLDT MERIDIAN, BEING N 0°49'11" E
PER BOOK 25 OF MAPS, PAGES 54 - 65

PARCEL 1
BOOK 68 SURVEYS,
PAGES 16 - 20
INSTRUMENT NO.
2013-015279-10 O.R.
INSTRUMENT NO.
2013-015280-4 O.R.

PARCEL 3
BOOK 68 SURVEYS,
PAGES 16 - 20

PHASE 1
BOOK 25 OF MAPS,
PAGES 54 - 65

INSTRUMENT NO.
2008-14561-4 O.R.

FUTURE SUBDIVISION PHASE
PARCEL 4
BOOK 68 SURVEYS,
PAGES 16 - 20

PARCEL 4
BOOK 68 SURVEYS,
PAGES 16 - 20
FUTURE
SUBDIVISION

PARCEL 4
BOOK 68 SURVEYS,
PAGES 16 - 20

PHASE 2
PORTION OF PARCEL 4
BOOK 68 SURVEYS,
PAGES 16 - 20

BASIS OF BEARINGS
N 0°49'11" E 2670.63 RL&M

PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
INSTRUMENT NO.
2010-24821-5 O.R.

PARCEL 1
BOOK 68 SURVEYS,
PAGES 16 - 20
INSTRUMENT NO.
2013-015279-10 O.R.
INSTRUMENT NO.
2013-015280-4 O.R.

PARCEL 4
BOOK 68 SURVEYS,
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FUTURE
SUBDIVISION

PARCEL 4
BOOK 68 SURVEYS,
PAGES 16 - 20

INDEX SHEET

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
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8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

APPROXIMATE LOCATION
LOW-WATER MARK
OF THE EEL RIVER

TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 300'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



CORNER NOTES

- ① SECTION CORNER - FOUND 2 1/2" BRASS CAP, STAMPED "T1N R1E S7 S8 S17 S18 1998 LS3431", IN CONCRETE IN MONUMENT WELL WITH COVER, DOWN 0.3 FEET FROM TOP OF COVER. PER BOOK 59 SURVEYS, PAGE 124. SEE BOOK 68 SURVEYS, PAGES 16 - 20 FOR TIES TO REFERENCE POINTS.
- ② 1/4 CORNER S7/S8 - FOUND 2 1/2" BRASS CAP, STAMPED "T1N R1E 1/4 S7 1/4 S8 1990 LS3431", SET IN CONCRETE, UP 0.2 FEET. FALLS IN PARKING AREA IN BACK OF HOSPITAL. PER CORNER RECORD 4-3. SEE BOOK 68 SURVEYS, PAGES 16 - 20.
- ③ FOUND BRASS NAIL AND 1/2" BRASS TAG, LS 4829, IN DRILL HOLE IN CONCRETE. PER BOOK 25 OF MAPS, PAGES 54 - 65.
- ④ FOUND 1/2" GALVANIZED IRON PIPE WITH PLASTIC PLUG LS 4289. PER BOOK 25 OF MAPS, PAGES 54 - 65.
- ⑤ FOUND MAG NAIL WITH 1 1/2" BRASS TAG LS 4829 IN ASPHALT-CONCRETE PAVING. PER BOOK 25 OF MAPS, PAGES 54 - 65.
- ⑥ FOUND 2" ALUMINUM CAP, STAMPED "KELLY-O'HERN ASSOCIATES LS 4829", WITH PUNCH MARK IN CONCRETE IN MONUMENT WELL WITH COVER. PER BOOK 25 OF MAPS, PAGES 54 - 65.
- ⑦ FOUND 1/2" GALVANIZED IRON PIPE WITH PLASTIC PLUG LS 4829. PER BOOK 63 OF SURVEYS, PAGE 71. SEE BOOK 65 OF SURVEYS, PAGES 59 AND 60 AND BOOK 68 OF SURVEYS, PAGES 16 - 20.
- ⑧ FOUND BRASS NAIL AND 1/2" BRASS TAG LS 4829 IN DRILL HOLE IN VERTICAL FACE OF A CONCRETE WALL. PER BOOK 63 OF SURVEYS, PAGE 71. SEE BOOK 65 OF SURVEYS, PAGES 59 AND 60 AND BOOK 68 OF SURVEYS, PAGES 16 - 20.
- ⑨ FOUND 1/2" GALVANIZED IRON PIPE WITH PLASTIC PLUG LS 4829. PER BOOK 65 OF SURVEYS, PAGES 59 AND 60. SEE BOOK 68 OF SURVEYS, PAGES 16 - 20.
- ⑩ FOUND 1/2" GALVANIZED IRON PIPE WITH PLASTIC PLUG LS 4829. PER BOOK 68 OF SURVEYS, PAGES 16 - 20.
- ⑪ THE 1/2" GALVANIZED IRON PIPE PER BOOK 68 OF SURVEYS, PAGES 16 - 20 WAS SEARCHED FOR BUT NOT FOUND. APPARENTLY REMOVED BY SANITARY SEWER PIPE LINE CONSTRUCTION.

PRELIMINARY
KELLY-O'HERN ASSOCIATES
BY _____ DATE _____

PARCEL 2 - LOG POND
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2017-007702 O.R.

RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
FILED FOR RECORD
SEPTEMBER 10, 2010
INSTRUMENT NO.
2010-24821-S O.R.
RECORDED NOVEMBER 12, 2010

PARCEL 6 - VOLUNTEER
FIRE DEPARTMENT
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2016-019773 O.R.

PARCEL 1 - MUSEUM
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF
COMPLIANCE
INSTRUMENT NO.
2017-019773 O.R.

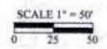
LEGEND
SEE SHEET 4

PRELIMINARY
KELLY-O'HERN ASSOCIATES
LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 50'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



CHECHM



PARCEL 6 - VOLUNTEER
FIRE DEPARTMENT
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2016-019773 O.R.

RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
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INSTRUMENT NO.
2010-24821-S O.R.
RECORDED NOVEMBER 12, 2010

THE SCOTIA UNION
SCHOOL DISTRICT
INSTRUMENT NO.
2008-14561-4 O.R.
RECORDED JUNE 13, 2008

LEGEND

SEE SHEET 4

PRELIMINARY
KELLY-O'HERN ASSOCIATES

BY _____ DATE _____
LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

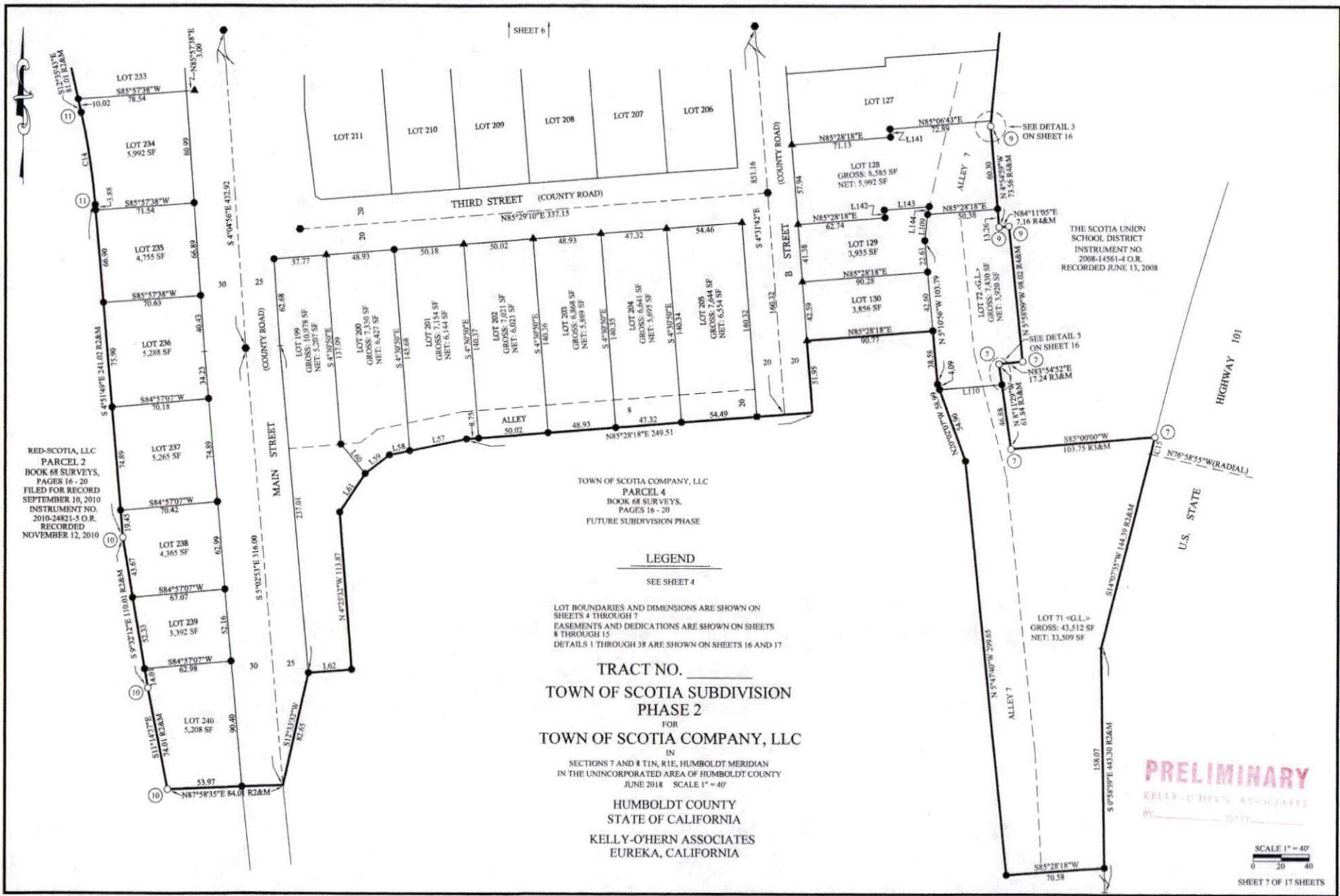
TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 50'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



SHEET 6 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

CHECK #4

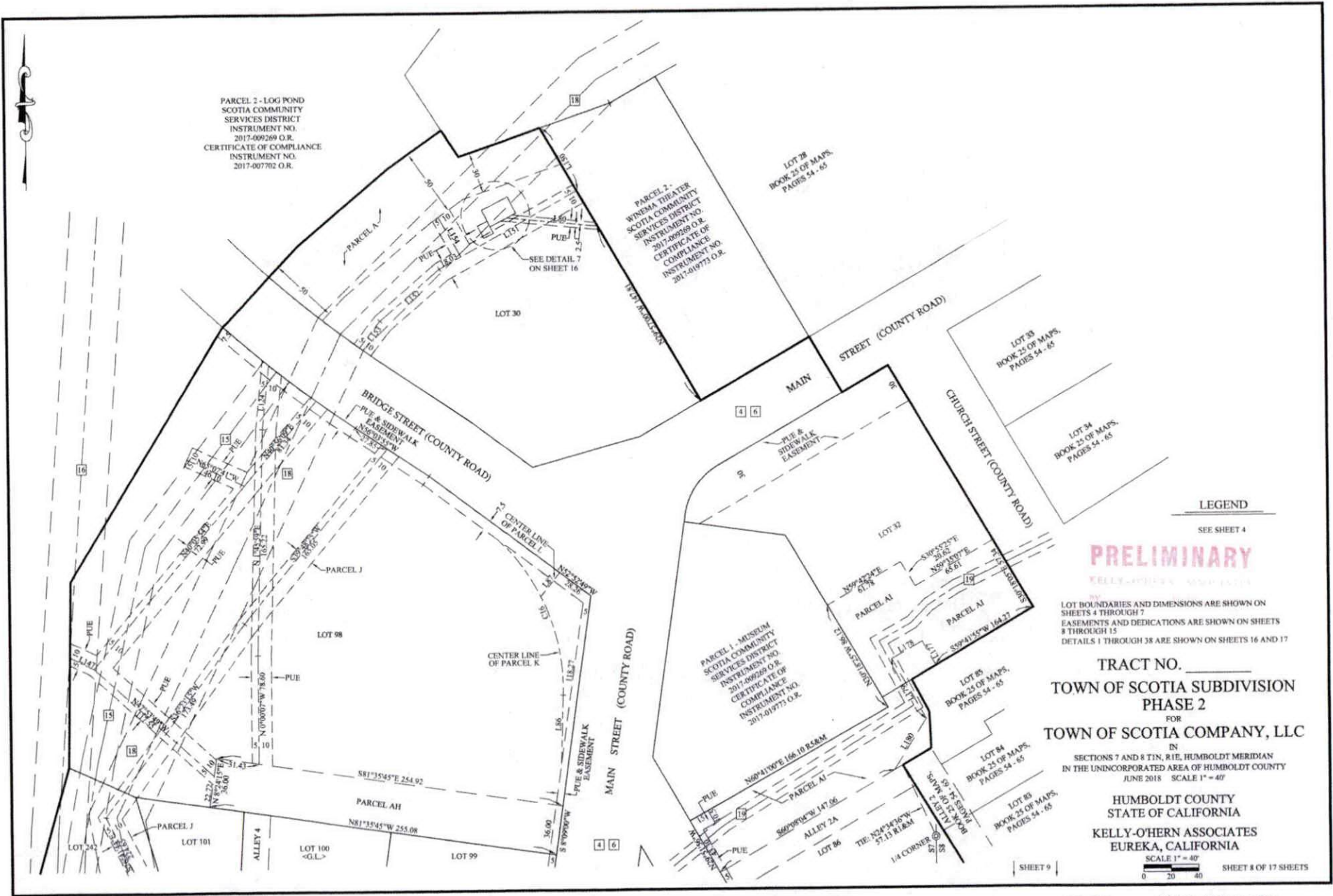


RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
FILED FOR RECORD
SEPTEMBER 10, 2010
INSTRUMENT NO.
2010-24821-5 O.R.
RECORDED
NOVEMBER 12, 2010

THE SCOTIA UNION
SCHOOL DISTRICT
INSTRUMENT NO.
2008-14561-4 O.R.
RECORDED JUNE 13, 2008

BOOK _____ OF MAPS, PAGE _____

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PARCEL 2 - LOG POND
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2017-007702 O.R.

PARCEL 2 -
WINEMA THEATER
SCOTIA COMMUNITY
SERVICES DISTRICT
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2017-009269 O.R.
CERTIFICATE OF
COMPLIANCE NO.
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LOT 78
BOOK 25 OF MAPS,
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LOT 83
BOOK 25 OF MAPS,
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LOT 84
BOOK 25 OF MAPS,
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LEGEND

SEE SHEET 4

PRELIMINARY

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS 8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____
**TOWN OF SCOTIA SUBDIVISION
PHASE 2**
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 40'

**HUMBOLDT COUNTY
STATE OF CALIFORNIA**
**KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA**

SCALE 1" = 40'
0 20 40 SHEET 8 OF 17 SHEETS

SHEET 9

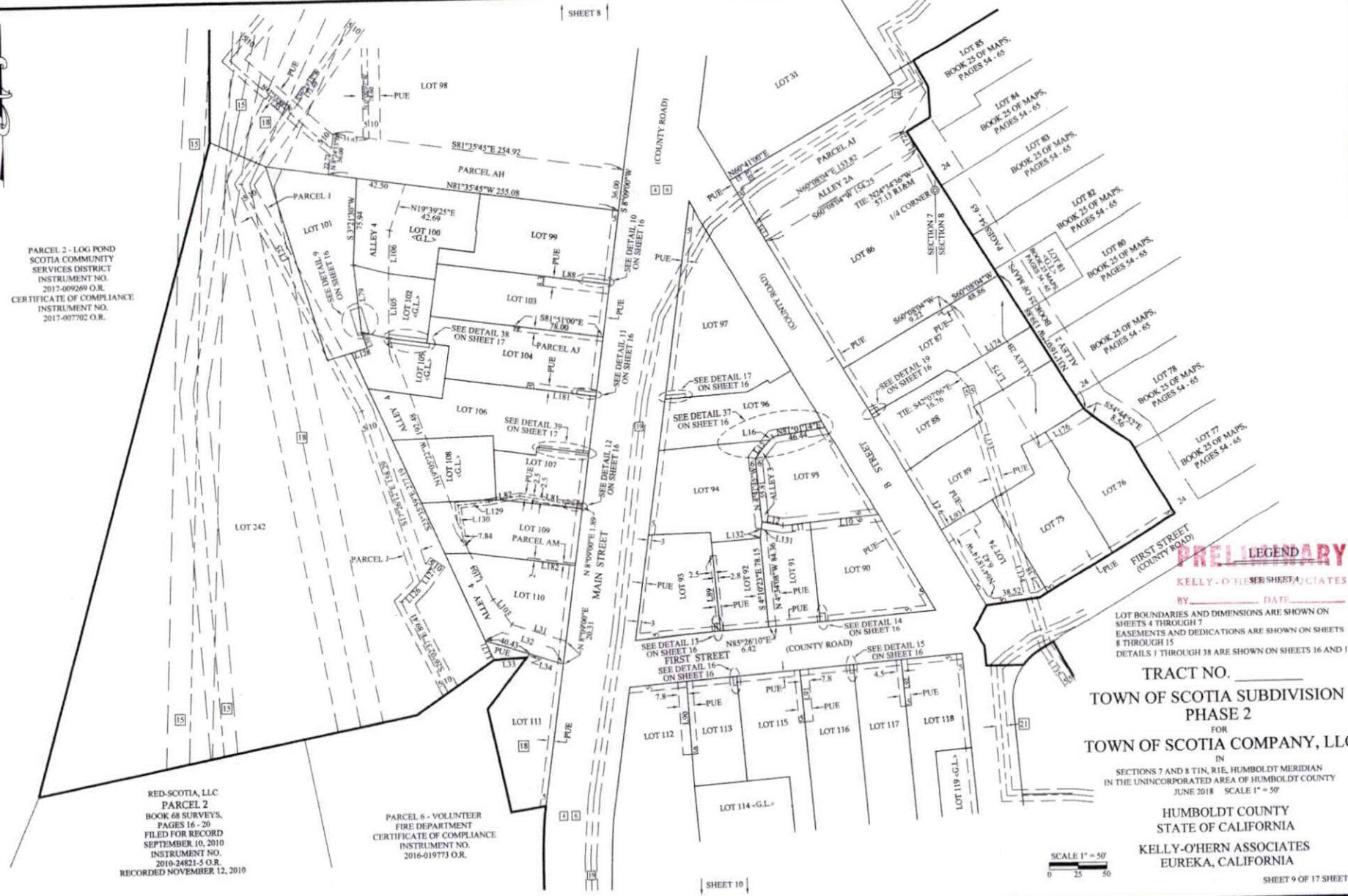
BOOK _____ OF MAPS, PAGE _____

Check #4

PARCEL 2 - LOG POND
 SCOTIA COMMUNITY
 SERVICES DISTRICT
 INSTRUMENT NO.
 2017-009269 O.R.
 CERTIFICATE OF COMPLIANCE
 INSTRUMENT NO.
 2017-007702 O.R.

RED-SCOTIA, LLC
 PARCEL 2
 BOOK 68 SURVEYS,
 PAGES 16 - 20
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 INSTRUMENT NO.
 2010-24821-5 O.R.
 RECORDED NOVEMBER 12, 2010

PARCEL 6 - VOLUNTEER
 FIRE DEPARTMENT
 CERTIFICATE OF COMPLIANCE
 INSTRUMENT NO.
 2016-019773 O.R.



PRELIMINARY
 KELLY-O'HERN ASSOCIATES
 BY _____ DATE _____

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON SHEETS 4 THROUGH 7
 EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS 8 THROUGH 15
 DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

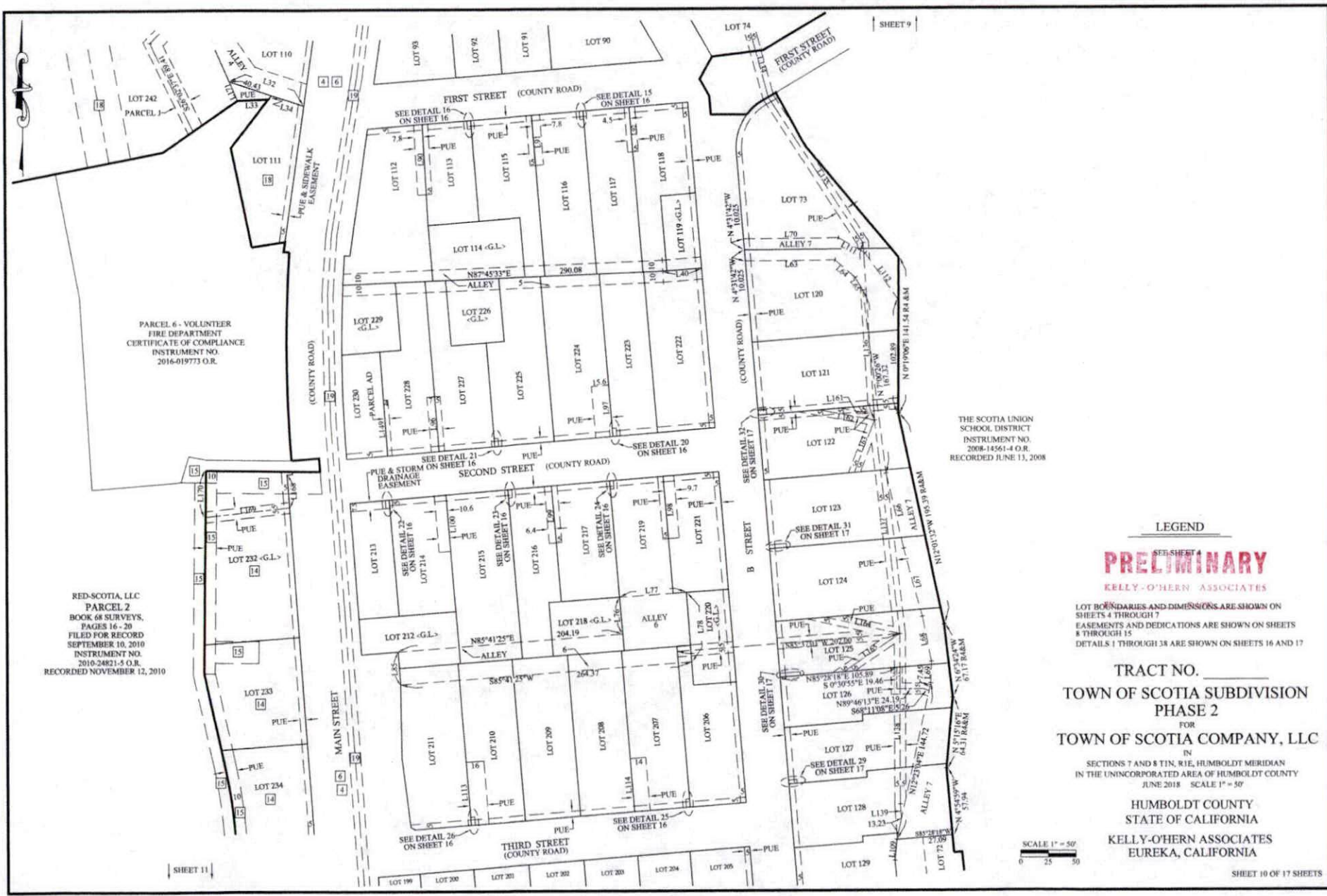
TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 2
 FOR
 TOWN OF SCOTIA COMPANY, LLC
 IN

SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 JUNE 2018 SCALE 1" = 50'

HUMBOLDT COUNTY
 STATE OF CALIFORNIA
 KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA



check 4



PARCEL 6 - VOLUNTEER
FIRE DEPARTMENT
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2016-019773 O.R.

RED-SCOTIA, LLC
PARCEL 2
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THE SCOTIA UNION
SCHOOL DISTRICT
INSTRUMENT NO.
2008-14561-4 O.R.
RECORDED JUNE 13, 2008

LEGEND
PRELIMINARY
KELLY-O'HERN ASSOCIATES

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS 8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

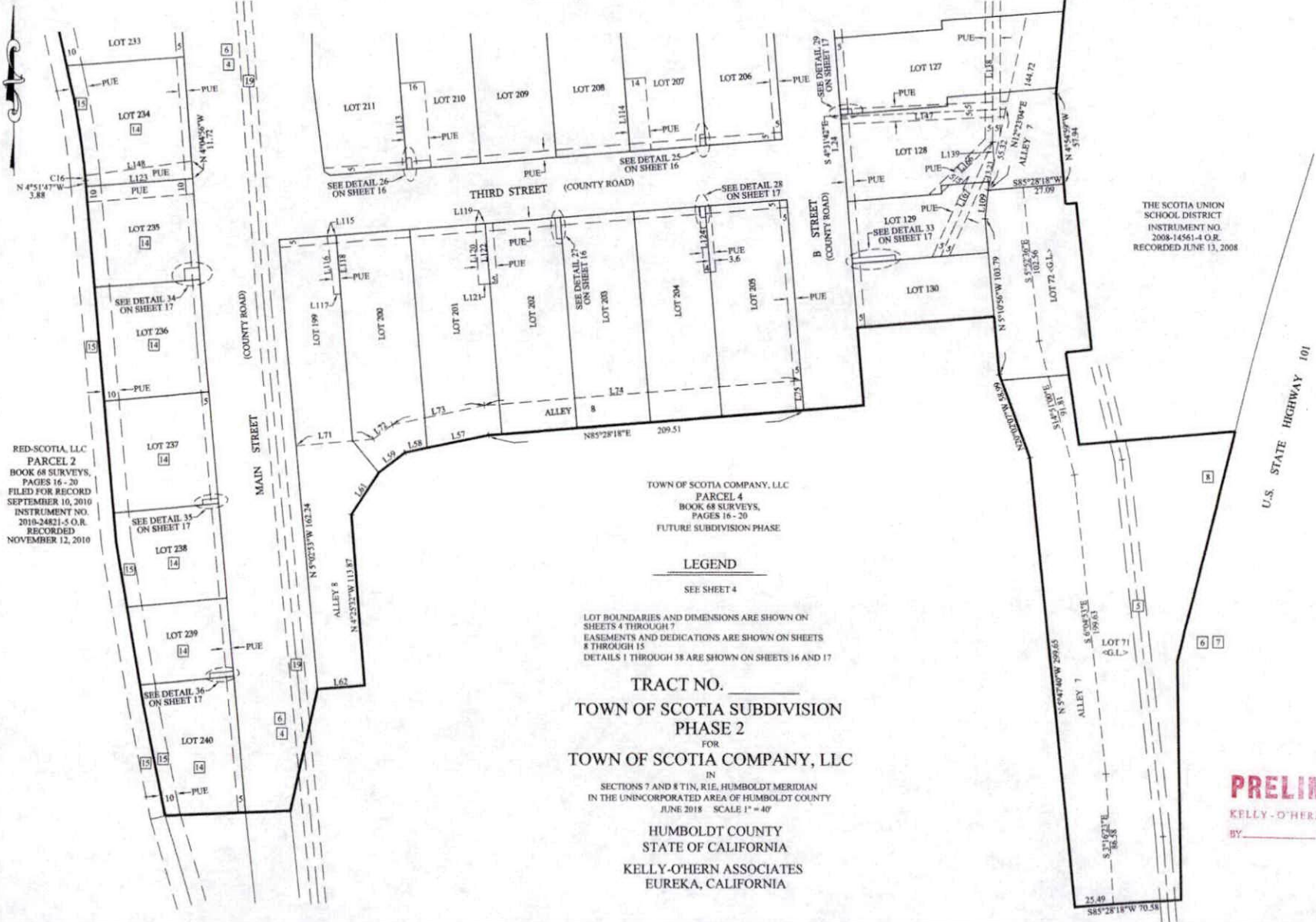
TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC
IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 50'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



SHEET 10 OF 17 SHEETS

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 RECORDED
 NOVEMBER 12, 2010

THE SCOTIA UNION
 SCHOOL DISTRICT
 INSTRUMENT NO.
 2008-14561-4 O.R.
 RECORDED JUNE 13, 2008

TOWN OF SCOTIA COMPANY, LLC
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 BOOK 68 SURVEYS,
 PAGES 16 - 20
 FUTURE SUBDIVISION PHASE

LEGEND
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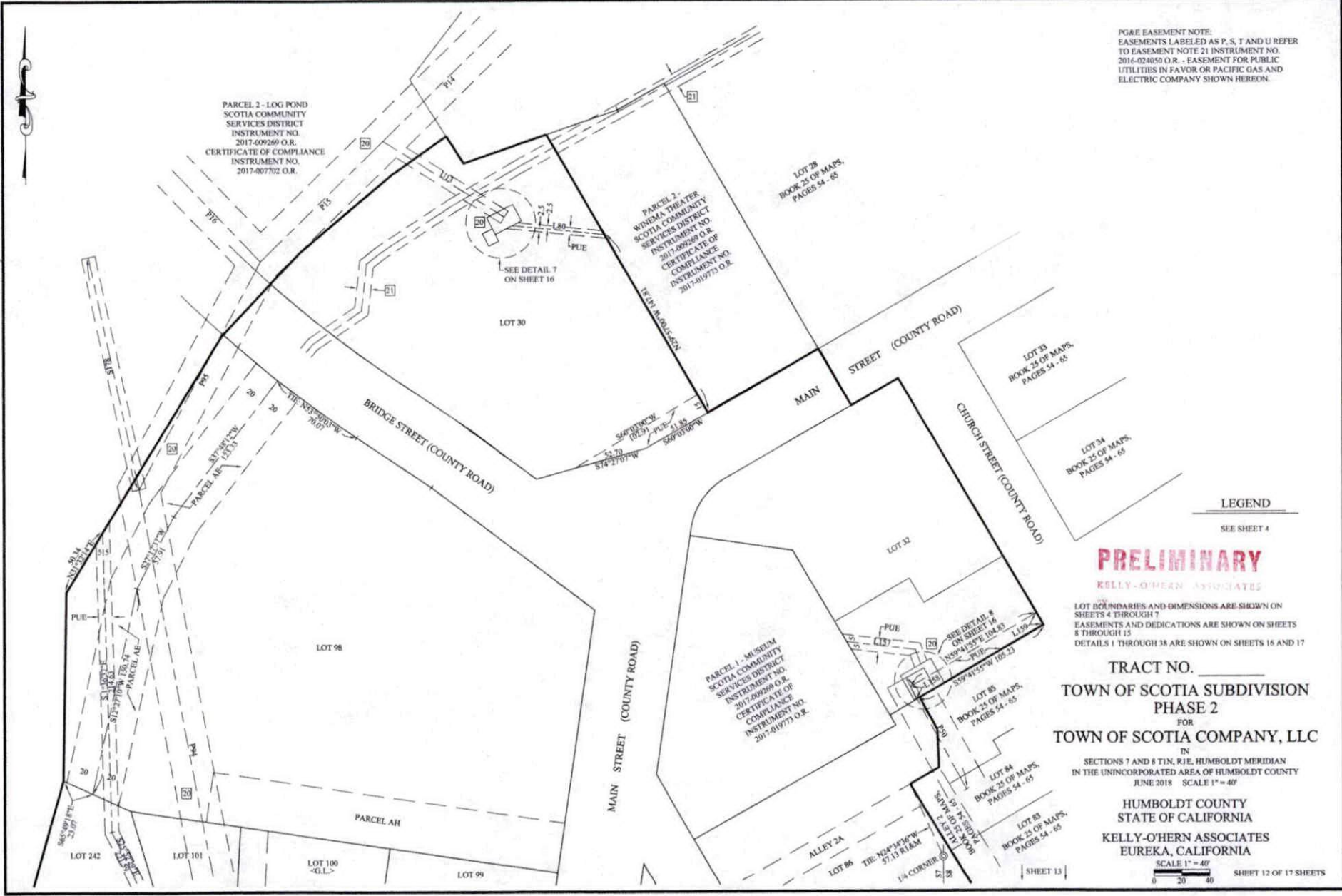
LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON SHEETS 4 THROUGH 7
 EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS 8 THROUGH 15
 DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 2
 FOR
 TOWN OF SCOTIA COMPANY, LLC
 IN
 SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 JUNE 2018 SCALE 1" = 40'
 HUMBOLDT COUNTY
 STATE OF CALIFORNIA
 KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA

PRELIMINARY
 KELLY-O'HERN ASSOCIATES
 BY _____ DATE _____

SCALE 1" = 40'
 0 20 40
 SHEET 11 OF 17 SHEETS

Sheet #4



PG&E EASEMENT NOTE:
 EASEMENTS LABELED AS P, S, T AND U REFER
 TO EASEMENT NOTE 21 INSTRUMENT NO.
 2016-024050 O.R. - EASEMENT FOR PUBLIC
 UTILITIES IN FAVOR OF PACIFIC GAS AND
 ELECTRIC COMPANY SHOWN HEREON.

PARCEL 2 - LOG POND
 SCOTIA COMMUNITY
 SERVICES DISTRICT
 INSTRUMENT NO.
 2017-009269 O.R.
 CERTIFICATE OF COMPLIANCE
 INSTRUMENT NO.
 2017-007702 O.R.

PARCEL 2 -
 WINDMA THEATER
 SCOTIA COMMUNITY
 SERVICES DISTRICT
 INSTRUMENT NO.
 2017-009269 O.R.
 CERTIFICATE OF
 COMPLIANCE
 INSTRUMENT NO.
 2017-019773 O.R.

PARCEL 1 - MUSEUM
 SCOTIA COMMUNITY
 SERVICES DISTRICT
 INSTRUMENT NO.
 2017-009269 O.R.
 CERTIFICATE OF
 COMPLIANCE
 INSTRUMENT NO.
 2017-019773 O.R.

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LOT 33
 BOOK 25 OF MAPS
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LOT 34
 BOOK 25 OF MAPS
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LOT 85
 BOOK 25 OF MAPS
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LOT 84
 BOOK 25 OF MAPS
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LOT 83
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LEGEND

SEE SHEET 4

PRELIMINARY
 KELLY-O'HERN ASSOCIATES

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
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 8 THROUGH 15
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TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 2
 FOR
 TOWN OF SCOTIA COMPANY, LLC

IN
 SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 JUNE 2018 SCALE 1" = 40'

HUMBOLDT COUNTY
 STATE OF CALIFORNIA
 KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA

SCALE 1" = 40'

SHEET 12 OF 17 SHEETS

PG&E EASEMENT NOTE:
EASEMENTS LABELED AS P, S, T AND U REFER
TO EASEMENT NOTE 21 INSTRUMENT NO.
2016-024059 O.R. - EASEMENT FOR PUBLIC
UTILITIES IN FAVOR OF PACIFIC GAS AND
ELECTRIC COMPANY SHOWN HEREON.

PARCEL 2 - LOG POND
SCOTIA COMMUNITY
SERVICES DISTRICT
INSTRUMENT NO.
2017-009269 O.R.
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2017-007702 O.R.

RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
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FILED FOR RECORD
SEPTEMBER 10, 2010
INSTRUMENT NO.
2010-24821-5 O.R.
RECORDED NOVEMBER 12, 2010

PARCEL 6 - VOLUNTEER
FIRE DEPARTMENT
CERTIFICATE OF COMPLIANCE
INSTRUMENT NO.
2016-019773 O.R.

LEGEND

PRELIMINARY

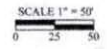
KELLY-O'HERN ASSOCIATES

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

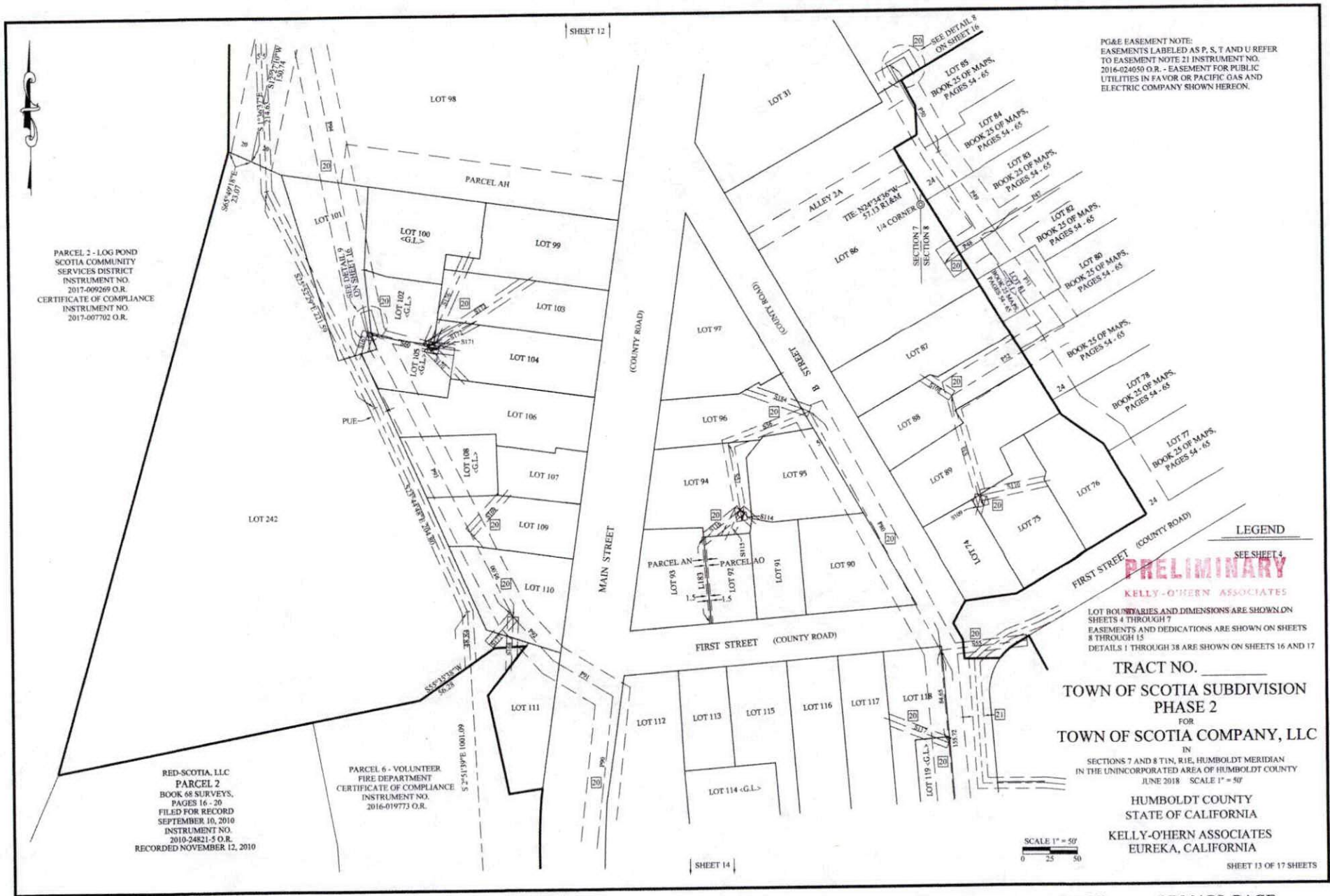
TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC

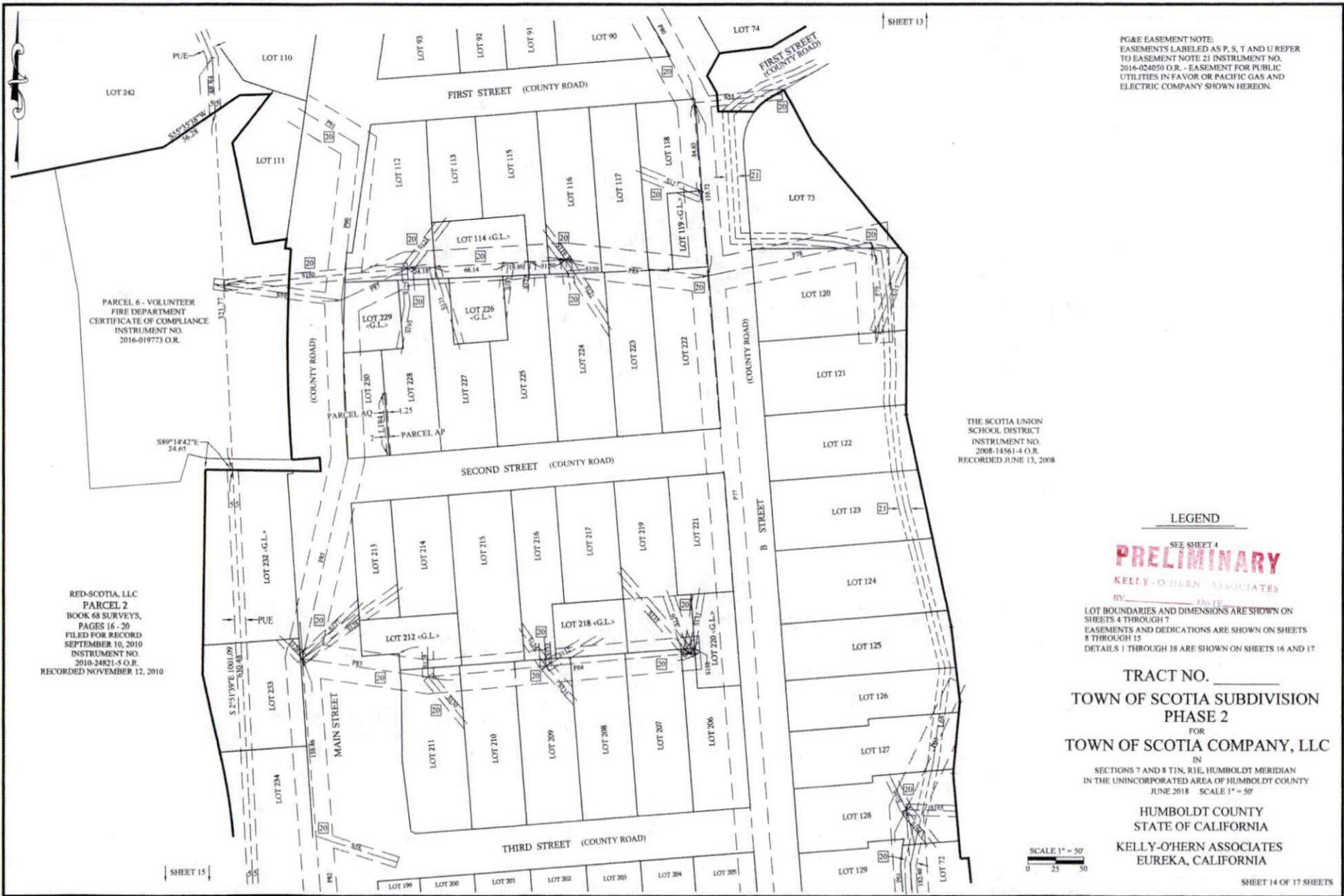
IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 50'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



CHECK #4





PG&E EASEMENT NOTE:
 EASEMENTS LABELED AS P, S, T AND U REFER
 TO EASEMENT NOTE 21 INSTRUMENT NO.
 2016-024050 O.R. - EASEMENT FOR PUBLIC
 UTILITIES IN FAVOR OF PACIFIC GAS AND
 ELECTRIC COMPANY SHOWN HEREON.

PARCEL 6 - VOLUNTEER
 FIRE DEPARTMENT
 CERTIFICATE OF COMPLIANCE
 INSTRUMENT NO.
 2016-019773 O.R.

THE SCOTIA UNION
 SCHOOL DISTRICT
 INSTRUMENT NO.
 2008-14561-4 O.R.
 RECORDED JUNE 13, 2008

RED-SCOTIA, LLC
 PARCEL 2
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LEGEND
 SEE SHEET 4
PRELIMINARY
 KELLY-O'HERN ASSOCIATES
 BY _____ DATE _____
 LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
 SHEETS 4 THROUGH 7
 EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
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TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 2
 FOR
 TOWN OF SCOTIA COMPANY, LLC
 IN
 SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 JUNE 2018 SCALE 1" = 50'
 HUMBOLDT COUNTY
 STATE OF CALIFORNIA
 KELLY-O'HERN ASSOCIATES
 EUREKA, CALIFORNIA



SHEET 14 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

CHECK +4



SHEET 14

PG&E EASEMENT NOTE:
EASEMENTS LABELED AS P, S, T AND U REFER
TO EASEMENT NOTE 21 INSTRUMENT NO.
2016-024050 O.R. - EASEMENT FOR PUBLIC
UTILITIES IN FAVOR OF PACIFIC GAS AND
ELECTRIC COMPANY SHOWN HEREON.

THE SCOTIA UNION
SCHOOL DISTRICT
INSTRUMENT NO.
2008-14561-4 O.R.
RECORDED JUNE 13, 2008

RED-SCOTIA, LLC
PARCEL 2
BOOK 68 SURVEYS,
PAGES 16 - 20
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SEPTEMBER 10, 2010
INSTRUMENT NO.
2010-24821-5 O.R.
RECORDED
NOVEMBER 12, 2010



TOWN OF SCOTIA COMPANY, LLC
PARCEL 4
BOOK 68 SURVEYS,
PAGES 16 - 20
FUTURE SUBDIVISION PHASE

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN ON
SHEETS 4 THROUGH 7
EASEMENTS AND DEDICATIONS ARE SHOWN ON SHEETS
8 THROUGH 15
DETAILS 1 THROUGH 38 ARE SHOWN ON SHEETS 16 AND 17

TRACT NO. _____
TOWN OF SCOTIA SUBDIVISION
PHASE 2
FOR
TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2018 SCALE 1" = 40'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

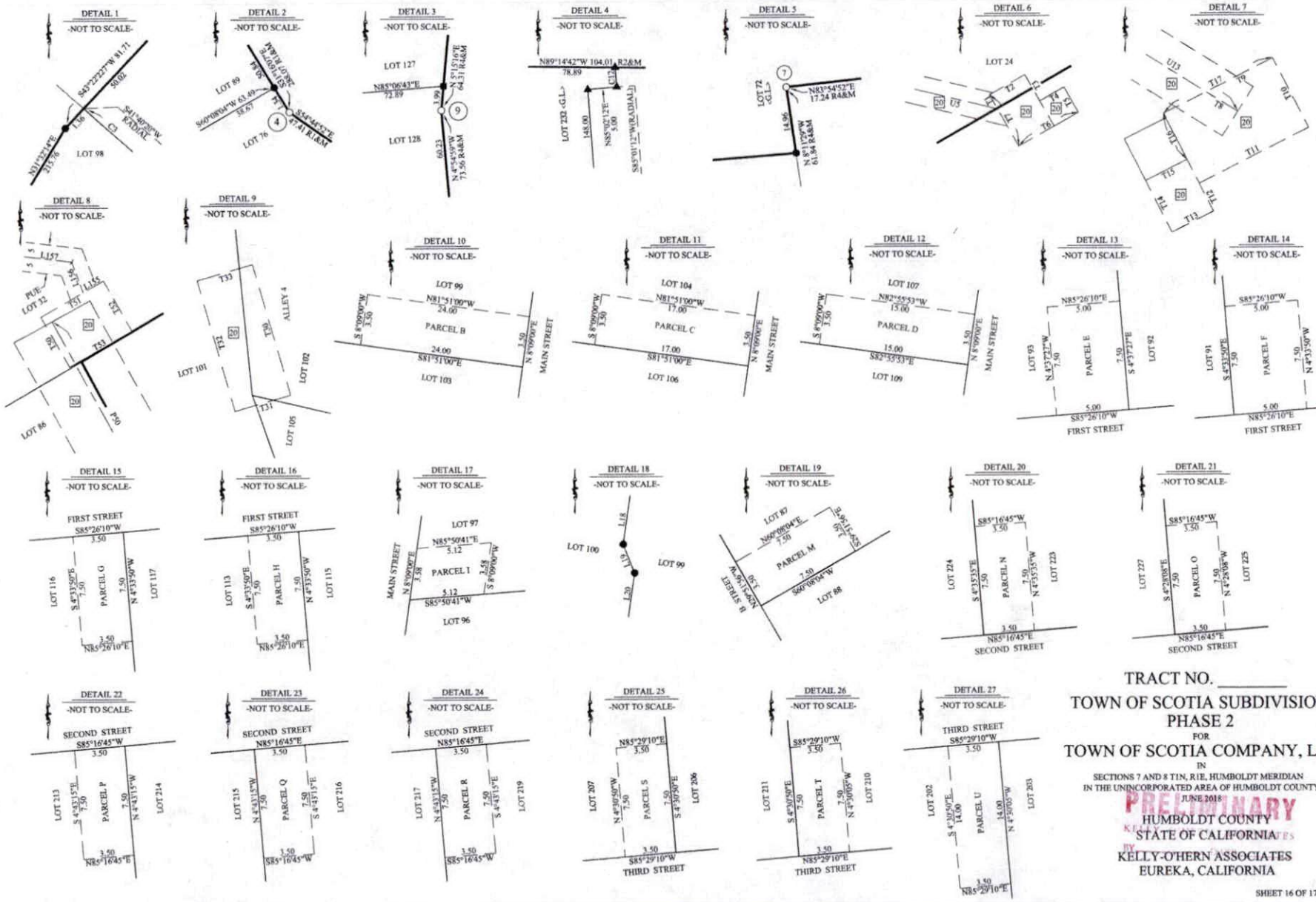
LEGEND

SEE SHEET 4

PRELIMINARY
KELLY-O'HERN ASSOCIATES

SCALE 1" = 40'
0 20 40

SHEET 15 OF 17 SHEETS

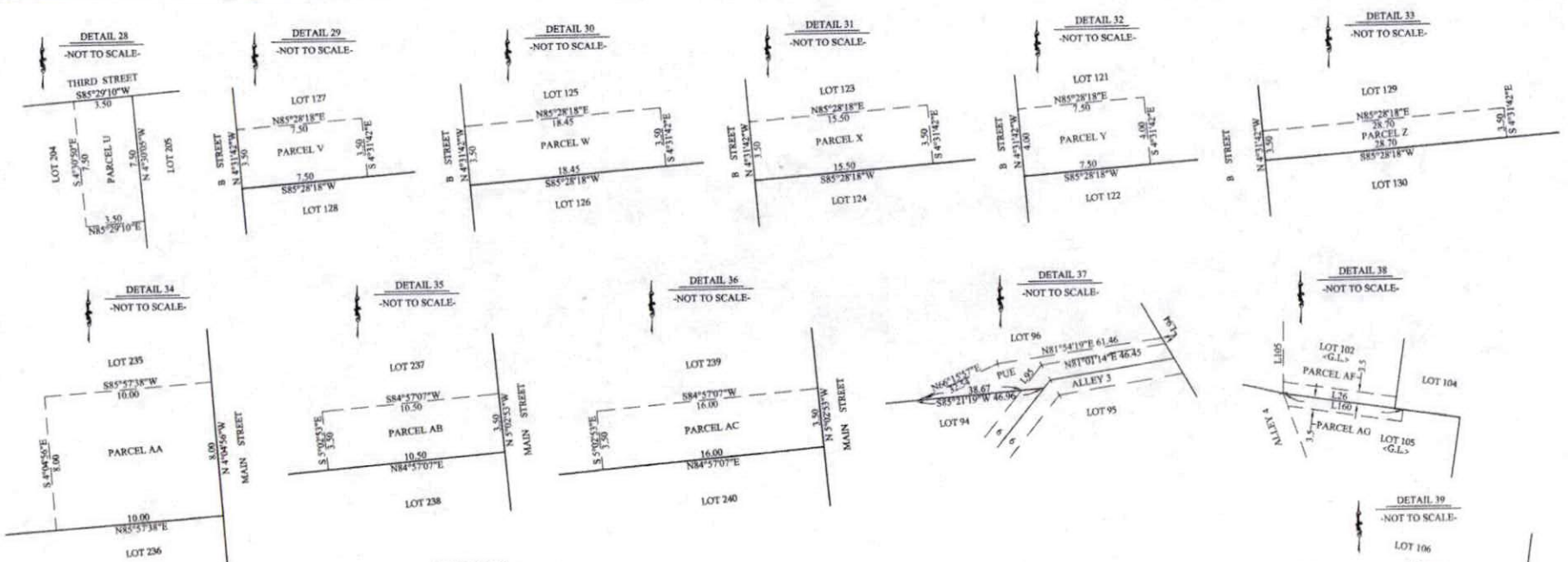


TRACT NO. _____
 TOWN OF SCOTIA SUBDIVISION
 PHASE 2
 FOR
 TOWN OF SCOTIA COMPANY, LLC
 IN
 SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
 JUNE 2018
PRELIMINARY
 HUMBOLDT COUNTY
 STATE OF CALIFORNIA
 BY
 KELLY O'HERN ASSOCIATES
 EUREKA, CALIFORNIA

SHEET 16 OF 17 SHEETS

BOOK _____ OF MAPS, PAGE _____

CHECK 214



LINE TABLE			
BEARING	DISTANCE	BEARING	DISTANCE
L1	S28°21'04"E	L38	S4°33'50"E
L2	S2°25'27"E	L39	S4°33'50"E
L3	S60°08'04"W	L40	N85°28'18"E
L4	S82°42'22"W	L41	N4°30'50"W
L5	S28°38'12"W	L42	N85°16'00"E
L6	S29°53'56"E	L43	N4°46'49"W
L7	S4°31'42"E	L44	N85°21'33"E
L8	EAST	L45	N4°46'49"W
L9	N30°34'12"W	L46	N85°21'33"E
L10	S84°55'52"W	L47	N4°35'29"W
L11	N78°52'33"W	L48	S85°32'31"E
L12	S72°29'04"W	L49	N4°06'33"E
L13	S85°54'41"W	L50	N85°53'31"E
L14	N38°57'11"E	L51	S4°43'15"E
L15	N38°57'11"E	L52	N85°53'31"E
L16	S61°04'00"W	L53	N4°25'43"W
L17	S8°20'07"W	L54	N4°43'15"W
L18	S21°50'00"E	L55	S85°41'25"W
L19	S72°06'16"W	L56	N85°41'25"E
L20	N81°57'56"W	L57	N78°11'04"E
L21	S8°23'35"W	L58	N78°11'04"E
L22	S8°23'35"W	L59	N52°23'59"E
L23	S8°23'35"W	L60	S39°42'05"E
L24	N81°23'55"W	L61	N33°19'23"E
L25	N74°50'44"W	L62	N85°34'28"E
L26	N81°23'55"W	L63	S89°38'22"W
L27	N76°56'03"W	L64	N48°49'08"W
L28	N8°38'05"E	L65	N29°50'22"W
L29	S81°51'00"E	L66	N13°00'22"W
L30	S85°52'49"E	L67	N15°09'14"W
L31	N71°51'51"W	L68	N11°12'52"W
L32	S71°51'51"E	L69	N1°57'56"E
L33	N87°39'19"E	L70	S89°38'22"E
L34	N38°16'52"E	L71	N84°57'07"E
L35	N85°34'45"E	L72	N52°23'59"E
L36	N28°27'45"W	L73	N78°11'04"E
L37	N85°57'38"E	L74	N85°28'18"E
L75	S4°31'42"E	L76	N4°43'15"W
L77	N85°53'31"E	L78	S4°06'33"E
L79	S5°33'48"E	L79	S5°33'48"E
L80	N84°21'31"W	L80	N84°21'31"W
L81	N79°18'36"W	L81	N79°18'36"W
L82	S80°34'30"W	L82	S80°34'30"W
L83	S4°18'35"E	L83	S4°18'35"E
L84	N85°06'31"W	L84	N85°06'31"W
L85	N4°18'35"W	L85	N4°18'35"W
L86	N1°56'10"E	L86	N1°56'10"E
L87	S38°55'29"W	L87	S38°55'29"W
L88	N81°51'00"W	L88	N81°51'00"W
L89	N4°37'27"W	L89	N4°37'27"W
L90	S39°55'55"E	L90	S39°55'55"E
L91	S4°33'50"E	L91	S4°33'50"E
L92	S4°33'50"E	L92	S4°33'50"E
L93	N60°08'04"E	L93	N60°08'04"E
L94	S29°51'56"E	L94	S29°51'56"E
L95	S38°57'11"E	L95	S38°57'11"E
L96	N4°28'08"W	L96	N4°28'08"W
L97	N4°25'35"W	L97	N4°25'35"W
L98	S4°43'15"E	L98	S4°43'15"E
L99	S4°43'15"E	L99	S4°43'15"E
L100	S4°43'15"E	L100	S4°43'15"E
L101	N29°00'50"W	L101	N29°00'50"W
L102	S63°27'54"W	L102	S63°27'54"W
L103	N15°18'30"W	L103	N15°18'30"W
L104	N25°12'36"W	L104	N25°12'36"W
L105	N0°56'26"E	L105	N0°56'26"E
L106	N106°24'7"E	L106	N106°24'7"E
L107	S19°16'14"E	L107	S19°16'14"E
L108	S73°55'36"W	L108	S73°55'36"W
L109	S4°43'15"E	L109	S4°43'15"E
L110	N85°28'18"E	L110	N85°28'18"E
L111	S59°50'37"E	L111	S59°50'37"E
L112	S35°05'55"E	L112	S35°05'55"E
L113	N4°30'50"W	L113	N4°30'50"W
L114	N4°30'50"W	L114	N4°30'50"W
L115	S85°29'10"W	L115	S85°29'10"W
L116	S6°44'46"E	L116	S6°44'46"E
L117	N87°04'25"E	L117	N87°04'25"E
L118	N4°30'50"W	L118	N4°30'50"W
L119	S89°29'10"W	L119	S89°29'10"W
L120	S2°52'43"E	L120	S2°52'43"E
L121	N86°49'37"E	L121	N86°49'37"E
L122	N4°30'50"W	L122	N4°30'50"W
L123	S85°57'38"W	L123	S85°57'38"W
L124	N4°17'13"E	L124	N4°17'13"E
L125	S26°41'44"E	L125	S26°41'44"E
L126	S49°14'48"W	L126	S49°14'48"W
L127	N36°11'42"E	L127	N36°11'42"E
L128	S73°55'36"W	L128	S73°55'36"W
L129	S85°18'58"W	L129	S85°18'58"W
L130	S7°23'49"E	L130	S7°23'49"E
L131	N78°52'33"W	L131	N78°52'33"W
L132	S7°20'04"E	L132	S7°20'04"E
L133	S13°53'24"E	L133	S13°53'24"E
L134	S10°07'59"E	L134	S10°07'59"E
L135	S32°45'12"E	L135	S32°45'12"E
L136	S3°27'18"E	L136	S3°27'18"E
L137	S6°32'02"E	L137	S6°32'02"E
L138	S0°02'52"W	L138	S0°02'52"W
L139	S4°10'46"E	L139	S4°10'46"E
L140	N30°23'23"W	L140	N30°23'23"W
L141	N3°57'39"W	L141	N3°57'39"W
L142	N54°58'58"W	L142	N54°58'58"W
L143	N83°34'12"E	L143	N83°34'12"E
L144	S12°23'04"W	L144	S12°23'04"W
L145	S0°33'49"E	L145	S0°33'49"E
L146	S81°09'47"E	L146	S81°09'47"E
L147	N87°26'52"E	L147	N87°26'52"E
L148	N82°25'02"E	L148	N82°25'02"E
L149	N4°07'05"W	L149	N4°07'05"W
L150	S29°57'00"E	L150	S29°57'00"E
L151	S60°51'35"W	L151	S60°51'35"W
L152	S49°15'51"W	L152	S49°15'51"W
L153	S37°28'39"W	L153	S37°28'39"W
L154	N29°08'23"W	L154	N29°08'23"W
L155	S60°24'18"W	L155	S60°24'18"W
L156	N20°29'06"W	L156	N20°29'06"W
L157	N83°11'00"W	L157	N83°11'00"W
L158	N28°01'53"W	L158	N28°01'53"W
L159	S30°18'05"W	L159	S30°18'05"W
L160	N81°23'55"W	L160	N81°23'55"W
L161	N33°39'28"W	L161	N33°39'28"W
L162	N79°22'36"W	L162	N79°22'36"W
L163	S21°06'04"W	L163	S21°06'04"W
L164	N77°23'01"W	L164	N77°23'01"W
L165	S55°59'08"W	L165	S55°59'08"W
L166	S45°18'53"W	L166	S45°18'53"W
L167	S24°26'20"W	L167	S24°26'20"W
L168	S4°50'56"E	L168	S4°50'56"E
L169	S83°47'26"W	L169	S83°47'26"W
L170	S0°43'20"W	L170	S0°43'20"W
L171	S23°37'24"E	L171	S23°37'24"E
L172	S31°16'07"E	L172	S31°16'07"E
L173	N29°51'56"W	L173	N29°51'56"W
L174	S60°08'04"W	L174	S60°08'04"W
L175	S39°23'40"E	L175	S39°23'40"E
L176	N99°22'54"E	L176	N99°22'54"E
L177	N29°35'42"W	L177	N29°35'42"W
L178	S29°51'42"W	L178	S29°51'42"W
L179	S60°24'18"W	L179	S60°24'18"W
L180	S32°07'07"W	L180	S32°07'07"W
L181	N81°51'00"W	L181	N81°51'00"W
L182	N81°51'00"W	L182	N81°51'00"W
L183	N4°37'27"W	L183	N4°37'27"W
L184	N4°07'05"W	L184	N4°07'05"W

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	875.00	10°23'39"	154.05
C2	850.00	7°38'15"	113.30
C3	900.00	7°44'15"	121.54
C4	50.00	51°54'00"	45.29
C5	50.00	22°39'56"	19.78 R2&M
C6	50.00	63°57'30"	55.81
C7	1275.12	1°11'51"	26.65
C8	1275.12	0°44'47"	16.61
C9	1275.12	2°51'25"	63.58
C10	1275.12	2°24'22"	53.55
C11	1275.12	4°16'02"	94.97
C12	1325.12	0°06'30"	2.50
C13	1300.12	0°32'33"	12.31 R2&M
C14	500.05	7°43'54"	67.48 R2&M
C15	2077.19	0°20'50"	12.58 R3&M
C16	500.05	0°23'24"	3.40

PRELIMINARY
 KELLY-O'HERN ASSOCIATES

Placeholder

**Conveyance and Agreement
(Pending)**

Recording Requested By:
County of Humboldt
Planning and Building Department
EXEMPT PURSUANT TO G.C.27383

Return To:
County of Humboldt
Planning and Building Department
3015 H Street
Eureka, CA 95501-4484

CONVEYANCE AND AGREEMENT
(For Development Restrictions)

Entered Into On July 25, 2018 } Assessor Parcel No.:
(to be filled in by the Clerk of the Board) }
BY AND BETWEEN } **205-421-001**
} }
TOWN OF SCOTIA COMPANY, LLC } }
(hereafter referred to as OWNER) } }
AND THE COUNTY OF HUMBOLDT } Application No.: 3709
(hereafter referred to as COUNTY) } Case No.: FMS-05-001
} }

WITNESSETH

WHEREAS, OWNER has applied to COUNTY for permits and other grants of approval necessary to carry out a Scotia Final Map Subdivision project which is described within a project application filed with Humboldt County Planning and Building Department as the CASE Number and Assessor Parcel Number referenced above (hereinafter referred to as proposed project); and

WHEREAS, the real property upon which OWNER's proposed project is situated, is or included the real property which is described in EXHIBIT A which is attached to this agreement and incorporated by reference herein (--to wit: phase 2 of the Scotia Subdivision --hereinafter referred to as the subject property); and

WHEREAS, the subject property is situated in the County of Humboldt, State of California; and

WHEREAS, COUNTY, as a condition and in consideration of approval of OWNER's proposed subdivision project, requires that OWNER grant to COUNTY all of the OWNER's right, power, and privilege to develop those certain "garage lots" within the subject property in the manner or for the purpose described in PART 1 of Exhibit B which is attached to this Agreement and incorporated by reference herein; and

WHEREAS, OWNER is willing and desires to grant to COUNTY the OWNER's right, power, and privilege to develop the subject property in the manner or for the purposes described in PART 1 or EXHIBIT B attached hereto:

NOW, THEREFORE, IT IS MUTAALLY AGREED AS FOLLOWS:

1. OWNER hereby relinquishes and grants to COUNTY all of the OWNER's right, power, and privilege to develop those certain "garage lots" within the subject property in the manner or for the purposes described in PART 1 of EXHIBIT B attached hereto. Concurrently with this grant, OWNER agrees not to develop the subject property in the manner or for the purposes described in PART 1 of EXHIBIT B unless and until County quitclaims to OWNER or OWNER's successors in interest in said property, all rights, power, and privilege granted to COUNTY by this conveyance.
2. Both parties acknowledge that this agreement and the grant of the right to develop those certain garage lots by OWNER to COUNTY contained herein are made in consideration of approval by COUNTY of OWNER's proposed subdivision project.
3. COUNTY agrees to quitclaim to OWNER, or OWNER's successor(s) in interest, the right, power and privilege to development subject property in the manner or for the purposes described in PART 1 of EXHIBIT B attached hereto, if and when both of the following events occur:
 - A. OWNER or OWNER's successor(s) in interest applies to COUNTY for recoveyance to the OWNER or OWNER's successor(s) of the right, power, and privilege herein granted to COUNTY.
 - B. OWNER or OWNER's successor(s) in interest shows to COUNTY's satisfaction either that the conditions specified in PART 2 of EXHIBIT B attached hereto have been satisfied by the OWNER of the subject property, or that because of changed circumstances the conditions specified in PART 2 of EXHIBIT B are no longer applicable.
4. OWNER understand and agrees that the quitclaim by COUNTY to OWNER or OWNER's successor(s) in interest of the right, power, and privilege herein granted to COUNTY, as provided above, will not give OWNER or OWNER's successor(s) in interest the unlimited right to develop the subject property, but will only revest in OWNER's successor(s) in interest the right, power, and privilege to apply to COUNTY for the permits and other grants of approval necessary to develop the garage lots within subject property and to have such application processed in accordance with, and subject to, all laws and regulations applicable to such application at the time it is submitted.
5. OWNER agrees to insert in any document which transfers title to the subject property, or any part thereof, a provision excepting from such transfer the right, power, and privilege to develop the garage lots within subject property in the manner or for the purposes described in PART 1 of EXHIBIT B attached hereto unless and until COUNTY has executed and delivered to OWNER and OWNER's successor(s) in interest the quitclaim deed provided for above. OWNER further agrees to include in any such transfer document a provision by the terms of which the transferee, and each subsequent transferee, agrees to each and every condition contained in this Conveyance and Agreement, including the requirement contained in this paragraph.

IN WITNESS WHEREOF, the parties hereto have caused this Conveyance and Agreement to be executed by their duly authorized officers on the date set forth above.

COUNTY OF HUMBOLDT

BY *Ryan Sundberg*
Chair, Board of Supervisors, Ryan Sundberg
County of Humboldt, State of California

CERTIFICATE OF ACKNOWLEDGMENT

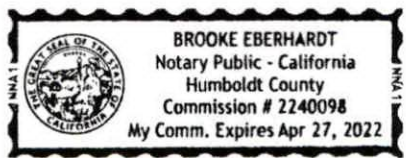
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 25th day of July, 20 18, before me, Brooke Eberhardt Public Notary, personally appeared Ryan Sundberg who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal:
Brooke Eberhardt (seal)
Signature



OWNER

TOWN OF SCOTIA COMPANY, LLC
a Delaware limited liability company

BY Frank Shaw Bacik
Frank Shaw Bacik
President

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 28th day of June, 20 18, before me, K.A. Spiers Public Notary, personally appeared **Frank Shaw Bacik** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

K.A. Spiers (seal)
Signature



EXHIBIT A

PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

Lots 71, 72, 100, 102, 105, 108, 114, 119, 212, 218, 220, 226, 229, and 232 (to wit: "garage lots" within)
Tract No. _____, TOWN OF SCOTIA SUBDIVISION PHASE 2 for TOWN OF SCOTIA COMPANY,
LLC, filed in Book _____ of Maps, Pages _____, Humboldt County Records.

Prepared by:

Michael J. O'Hern

Michael J. O'Hern LS 4829

Dated: APRIL 30, 2018



EXHIBIT B

DEVELOPMENT RESTRICTIONS

Part 1

The OWNER relinquished and grant to the County of Humboldt the right, power, and privilege to develop the real property (phase 2 "garage lots") described in Exhibit A for:

Conveyance:

Rights to use garage lots for residential purposes.

Part 2

The condition referred to in Paragraph B of Section 3 of the agreement to which this exhibit is attached is as follows:

Terms of Reconveyance:

The County agrees to reconvey the right to use the property described above when it is demonstrated that the following conditions exists:

The County of Humboldt has determined that residential use of garage lots is appropriate due to changed conditions.

Recording Requested By:
County of Humboldt
Planning and Building Department

Return To:
County of Humboldt
Planning and Building Department
3015 H Street Eureka, CA 95501-4484

**NOTICE OF DEVELOPMENT PLAN
AND NOTICE OF GEOLOGIC REPORT**

Filed with the Humboldt County
Planning and Building Department
By: **TOWN OF SCOTIA COMPANY, LLC**

Regarding: **TOWN OF SCOTIA LLC SUBDIVISION**
Case Number: **FMS-05-01**
Application Number:
Assessor Parcel Number:
205-351-16 et al

NOTICE IS HEREBY GIVEN that a Development Plan consisting of either a map or a written document or both, and a Geologic Report consisting of a written document with maps, and describing special restrictions and/or conditions to which development of the real property or real properties described in the attached EXHIBIT "A" is subject, has been filed with the Humboldt County Planning and Building Department under the Case Number and Assessor Parcel Number noted above.

NOTICE IS FURTHER GIVEN that development of the real property or real properties described in the attached EXHIBIT "A" will be reviewed by the County of Humboldt for conformance with the Development Plan and Geologic Report, and that development which is determined by the County to be not in conformance with the Development Plan or with the specific recommendations of the Geologic Report may not be granted permits or other approvals necessary to carry out the development.

NOTICE IS FURTHER GIVEN that the Development Plan and Geologic Report was filed by the person(s) whose name(s) is/are subscribed on page 2 of this instrument as the owner(s) of record of the real property or real properties described in the attached EXHIBIT "A" to fulfill a condition of the County of Humboldt's approval of the development project referenced above or the subdivision creating the subject real property or real properties; and that the purpose of the Development Plan and Geologic Report is to provide record and notice of special development restrictions and/or conditions that are applicable to said property and have been imposed by the County of Humboldt and will be enforced with the granting of permits or other approvals necessary to develop the subject real property or real properties.

THIS NOTICE IS GIVEN BY THE COUNTY OF HUMBOLDT PLANNING AND BUILDING DEPARTMENT:

July 16 2018



John Ford, Director
Planning and Building Department
County of Humboldt, State of California

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 16th day of July 20 18, before me, Suzanne M. Lippre
Public Notary, personally appeared **JOHN FORD** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

Suzanne M. Lippre (seal)
Signature



(for names and signatures)

OWNER'S REPRESENTATION

I hereby represent that I am the owner of record of the real property described in the attached EXHIBIT "A" and that I have filed a Development Plan and Geologic Report with the Humboldt County Planning Division to fulfill a condition of Humboldt County's approval of the development project for the subject real property and the subdivision creating the real property described in the attached Exhibit "A", and that I have consented to the notice given herein.

Sign above. Print name here: TOWN OF SCOTIA COMPANY, LLC, a
Delaware limited liability company by FRANK SHAW BACIK, president

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 17th day of July, 2018, before me, KA Spiers Public

Notary, personally appeared Frank Shaw Bacik who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

KA Spiers (seal)
Signature



EXHIBIT A PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

Lots 30 and 32, Lots 71 through 76, Lots 86 through 130, Lots 199 through 230, Lots 232 through 240 and Lot 242 of Tract No. _____, TOWN OF SCOTIA SUBDIVISION PHASE 2 for TOWN OF SCOTIA COMPANY, LLC, filed in Book _____ of Maps, Pages _____, Humboldt County Records.

Prepared by:

Michael J. O'Hern

Michael J. O'Hern

LS 4829 Dated : JULY 11, 2018



Recording Requested By:
County of Humboldt
Planning and Building Department

Return To:
County of Humboldt
Planning and Building Department
3015 H Street
Eureka, CA 95501-4484

QUITCLAIM AND PARTIAL RECONVEYANCE
(For Covenant and Agreement to Hold as One Parcel)

Entered Into On	}	Assessor Parcel No.:
By And Between	}	205-421-001, 205-421-010, and 205-421-011
Town of Scotia Company, LLC	}	
	}	
(hereafter referred to as OWNER)	}	
	}	Application No.: 3709
And The County Of Humboldt	}	Case No.: FMS-05-001
(hereafter referred to as COUNTY)	}	

WHEREAS, on October 7, 2010 OWNER (or OWNER's predecessor in interest) and COUNTY executed a Covenant and Agreement to Hold Property as One Parcel which was recorded on October 19, 2010 in the Humboldt County Recorder's Office, Official Records Document Number 2010-22860-18; and

WHEREAS, said Covenant and Agreement to Hold Property as One Parcel restricted the separate conveyance of the real property described therein, including Parcel 4 of LLA-09-027 Assessor Parcel Number 205-421-001, 205-421-010, and 205-421-011 (hereafter "subject property"), until specified events occurred or conditions were satisfied; and

WHEREAS, said events have now occurred or said conditions have been satisfied, and COUNTY desires to quitclaim and reconvey to OWNER or OWNER's successors in interest of subject property all of the right, power and privilege granted to COUNTY by the above referenced Covenant and Agreement to Hold Property as One Parcel for the subject property;

NOW, THEREFORE, it is mutually agreed as follows:

1. COUNTY agrees to, and hereby does, quitclaim and reconvey to OWNER or their successors in interest all of the right, power, and privilege to convey as separate parcels a portion of the subject property to wit: the property described in Exhibit A attached hereto; further described as Phase 2 of the Scotia Final Map Subdivision recorded as Tract Map _____ at Book ____ Maps, Pages _____; and Exhibit B hereto further described as a separate parcel created by Certificate of Compliance recorded on October 18, 2016 in the Humboldt County Recorder's Office Document Number 2016-019773;

Which right, power and privilege was relinquished and granted to COUNTY in the Covenant and Agreement reference above.

- 2. OWNER understands and agrees that this Quitclaim and Partial Reconveyance by COUNTY to OWNER or OWNER's successors in interest of the right, power and privilege to convey as separate parcels affects the following properties, To Whit: 1. that portion of Parcel 4, which is included in Phase 2 of the Scotia Final Map Subdivision; 2. Parcel 6 (Volunteer Fire Department), that Parcel created by Certificate of Compliance. This reconveyance restores to OWNER or OWNER's successor(s) in interest only those rights, powers, and privileges previously held before execution of the Covenant and Agreement with COUNTY. Furthermore, OWNER and OWNER's successors in interest understands and agrees that even after the execution of the Quitclaim and Partial Reconveyance by COUNTY it shall remain the obligation of OWNER or OWNER's successors in interest to carry out the parcel specific terms and requirements of Town of Scotia Final Map Subdivision (Case No. FMS-05-01) consistent with the binding agreements and performance security offer by Owner and the party seeking to acquire the subject property such that the provision as set forth in Exhibit B of the above reference Covenant and Agreement are fully satisfied.

IN WITNESS WHEREOF, the parties hereto have caused this Quitclaim and Partial Reconveyance on the date first written above.

ON July 16, 2018 BY [Signature]
 John Ford, Director
 County of Humboldt Planning and Building Department

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 16th day of July 20 18, before me, Suzanne M. Lippre
Public Notary, personally appeared John Ford who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.
Suzanne M. Lippre (seal)
Signature



Frank Shaw Bacik

OWNER

Sign above. Print name here: Frank Shaw Bacik, President
Town of Scotia Company, LLC

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 28th day of June 2018, before me, KA Spiers Public Notary, personally appeared **Frank Shaw Bacik** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

KA Spiers (seal)
Signature



EXHIBIT A PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

Lots 30 and 32, Lots 71 through 76, Lots 86 through 130, Lots 199 through 230, Lots 232 through 240 and Lot 242 of Tract No. _____, TOWN OF SCOTIA SUBDIVISION PHASE 2 for TOWN OF SCOTIA COMPANY, LLC, filed in Book _____ of Maps, Pages _____, Humboldt County Records.

Prepared by:

Michael J. O'Hern

Michael J. O'Hern

LS 4829 Dated : JULY 11, 2018

